



## Design Review Board

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### *Minutes*

FIRE STATION 201, 360 East 1st Street  
April 2, 2014

A meeting of the Design Review Board was held at Fire Station 201, 360 East 1<sup>st</sup> Street, at 4:30 p.m.

**Board Members Present:**

Ralph Smith – Chair  
Eric Paul – Vice Chair  
Danny Ray  
Taylor Candland  
Tracey Roedel  
Brian Sandstrom

**Board Members Absent:**

None.

**Staff Present:**

John Wesley  
Angelica Guevara  
Lesley Davis  
Wahid Alam  
Kim Steadman  
Lisa Davis  
Julia Kerran  
Rebecca Gorton  
Mike Gildenstern

**Others Present:**

Steve and Laurie Buckles  
Robert Emmelkamp

- A. Discuss and Provide Direction Regarding Design Review cases:

**Design Review Board – Work Session  
April 2, 2014**

**CASE:**           **DR14-008 Country Club & Kiowa Apartments**  
2318 South Country Club (District 3), Review of a new luxury rental complex.  
(PLN2013-00132) Rob Orme, applicant; MT Country Club LLC, owner.

**Staff Planner: Lesley Davis**

**DISCUSSION:**

Staff member Lesley Davis presented the case to the board.

Chair Smith:

- Liked the landscaping, felt that proposed additional Shamel Ash and Dalbergia Sissoo trees would provide sufficient shade for the project
- Stated that the project was headed in the right direction

Boardmember Candland:

- Was pleased with distance between new project and existing single-family housing

**Design Review Board – Work Session  
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**CASE:**           **DR14-009 Fry's Fuel Center- Continued to May 7, 2014 Meeting**  
2041 North Recker Road (District 5), Review of a new fuel center. (PLN2014-00095) Ali Fakih, applicant; PFA Enterprises, LLC, owner.

**Staff Planner: Wahid Alam**

## **Design Review Board – Work Session April 2, 2014**

**CASE:**           **DR14-010 Hacienda Healthcare Children's Hospital**  
610 West Jerome Avenue (District 3), Review of a new children's hospital.  
(PLN2014-00120) Richard Clutter, Emc2 Group Architects, applicant; Bill Timmons,  
owner .

**Staff Planner: Lisa Davis**

### **DISCUSSION:**

Staff member Lisa Davis presented the case to the board.

Chair Smith

- Inquired on use of COR-TEN steel and if proves to be too costly, confirmed that finished metal would be used instead
- Confirmed that steel would be cantilevered on the project if possible
- Confirmed that structural member of metal tree will be anchored to the wall and that the leaves of the tree will be flat pieces of metal
- Confirmed that the windows will be pre-fabricated and powder-coated metal frames
- Confirmed that mechanical components will be screened by a wall 23 feet- 30 feet high in some places

Vice Chair Paul:

- Was pleased with subtlety of project
- Confirmed that patients will range in age from 0-18
- Confirmed that the water cooler, air handler, and other mechanical components will be centrally located to keep parapets low and the building at a lower scale

## **Design Review Board – Work Session April 2, 2014**

**CASE: DR14-011 Starbuck's Drive Thru**

1821 South Country Club Drive (District 3), Review of a new coffee shop with drive thru. (PLN2014-00114) Tim Rasnake, applicant; Jo Estelle Roberts Living Trust, owner.

**Staff Planner: Kim Steadman**

**DISCUSSION:**

Staff member Kim Steadman presented the case to the board.

Chair Smith:

- Suggested colored block would create a better contrast
- Suggested a trellised green screen on the west side of the building

Vice Chair Paul:

- Confirmed that a service door for delivery is located on the southwest side of the building

Boardmember Sandstrom:

- Stated that he didn't like how building front is positioned away from Country Club Drive

Boardmember Ray:

- Confirmed that there will be Starbuck's signage on the building and it probably will be black in color

**Design Review Board – Work Session  
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**CASE:**           **DR14-012 3 Tenant Building- Continued to May 7, 2014 Meeting**  
1335 South Alma School Road (District 3), Review of a new multi-tenant retail building. (PLN2014-00121) Victor Olson, Phoenix Design Group, LLC, applicant; Single Tenant Retail, LLC, owner.

**Staff Planner: Wahid Alam**

## **Design Review Board – Work Session April 2, 2014**

**CASE:**           **DR14-013 Braces Are Us**  
1010 South Crismon Road (District 6), Review of a new medical building.  
(PLN2011-00058). Troy and Judith Williams owners/ applicants.

**Staff Planner: Wahid Alam**

### **DISCUSSION:**

Staff member Wahid Alam presented the case to the board.

Chair Smith:

- Confirmed that the building would be 23-24 feet tall at its peak
- Suggested more fenestration on the south side (back) of the building
- Stated that masonry doesn't float well, and suggested lighter materials
- Concerned that building was composed of ornamental walls, and lacking architectural value

Vice Chair Paul:

- Stated that stone is cliché, and doesn't like it used around an entrance
- Suggested that the Crismon Road-facing side should be improved

Boardmember Sandstrom:

- Stated that there was no contrast on color palette
- Suggested anodized glass to make windows stand out more
- Concerned that the architectural language is a hodgepodge (mashing traditional with contemporary)
- Stated that he would like to see building masses on the rear like on the front of the building
- Stated that he likes components individually, but would prefer a better tie-in
- Suggested a horizontal band across the rear of the building, a flatter roof, and a little deeper band across the front

Boardmember Candland:

- Suggested pillars or rock instead of pop-outs around windows or doors

Boardmember Roedel:

- Stated that there was enough of a break of roof tile color for contrast

Boardmember Ray:

- Stated that he likes stone and tile color on building

**Design Review Board – Work Session  
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B. Call to Order:

Chair Smith called the meeting to order at 5:53 p.m.

C. Approval of the Minutes of the March 5, 2014 Meeting:

On a motion by Boardmember Ray, seconded by Boardmember Candland, the Board unanimously approved the minutes.

D. Other Business:

Planning Director John Wesley, addressed the Board and explained the proposed Design Review Board schedule change. The change would move the meeting from the first Wednesday of the month to the second Tuesday of the month. Planning Director Wesley also introduced the new administrative support assistant, Rebecca Gorton to the Board.

E. Action Items:

The meeting adjourned at 6:01 p.m.

Respectfully submitted,

Michael Gildenstern  
Planning Assistant

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